



~~February 20, 2007 CPC~~
~~May 15, 2007 CPC~~
July 17, 2007 CPC

STAFF'S
REQUEST ANALYSIS
AND
RECOMMENDATION

07SN0157

Otterdale Venture, LLC

Matoaca Magisterial District
Grange Hall Elementary; Swift Creek Middle; and Cosby High Schools Attendance Zones
North line of Hull Street Road

REQUEST: Rezoning from Agricultural (A) and General Business (C-5) to Community Business (C-3) of 107 acres with Conditional Use to permit multifamily residential use and to Residential Townhouse (R-TH) of 71 acres plus Conditional Use Planned Development to permit exceptions to Ordinance requirements.

PROPOSED LAND USE:

A mix of commercial and residential uses, to include cluster residential, townhome and multifamily dwellings, is planned.

RECOMMENDATION

The applicant has requested a deferral to the Commission's August 21, 2007, public hearing. Prior to submittal of this request, the applicant was advised of the need for a traffic impact study. To date, the applicant has not submitted a complete traffic study nor addressed land use issues relative to commercial project densities. Therefore, staff recommends a longer deferral to no earlier than the Commission's November 20, 2007, public hearing. If the case is deferred to August 21, 2007, any new or revised information should be submitted no later than July 16, 2007, with the complete traffic study submitted even sooner. Otherwise, a longer deferral may be appropriate.

CASE HISTORY

Planning Commission Meeting (2/20/07):

On motion of Mr. Bass, seconded by Mr. Gulley, the Commission deferred this case to May 15, 2007, sixty (60) days at the applicant's request and thirty (30) days on the Commission's own motion.

Staff (2/22/07):

The applicant was advised in writing that any significant, new or revised information should be submitted no later than March 12, 2007, for consideration at the Commission's May public hearing. The applicant was also advised that a \$250.00 deferral fee was due.

Applicant (4/16/07):

Revised proffered conditions and textual statement were submitted.

Staff (5/14/07):

The deferral fee was paid.

Planning Commission Meeting (5/15/07):

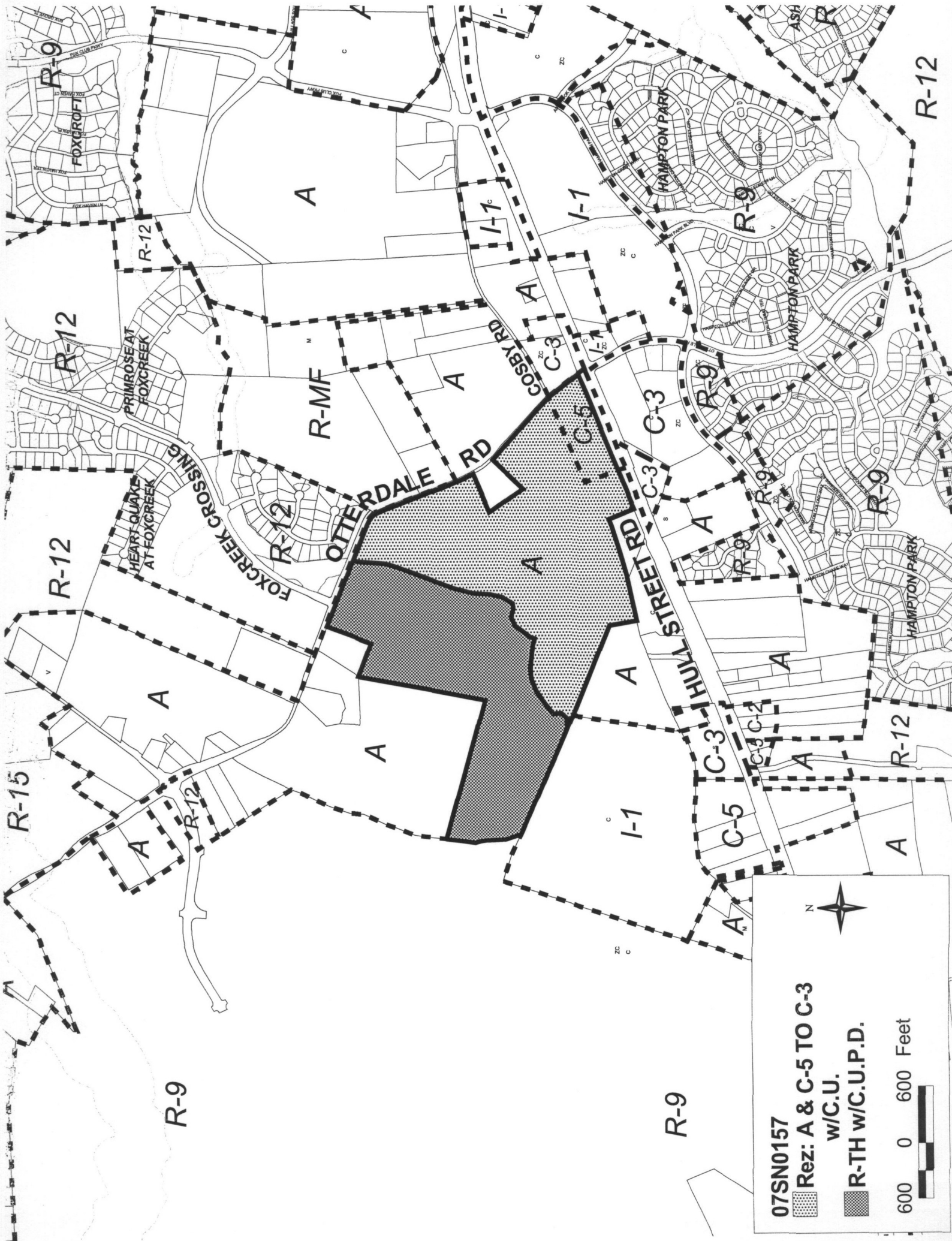
On their own motion, the Commission deferred this case to their July 17, 2007, meeting.

Staff (5/16/07):

The applicant was advised in writing that any significant, new or revised information should be submitted no later than May 21, 2007, for consideration at the Commission's July public hearing.

Applicant (6/18/07):

Revised proffered conditions and textual statement were submitted.



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Rez: A & C-5 TO C-3
w/C.U.

R-TH w/C.U.P.D.

600 0 600 Feet

